

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP (797-1101)

SUBJECT: Resolution - Plat - Long Lake Estates II Plat

(P 12-3-99 - MillerLegg & Associates, Inc., Petitioner/Multiple Owners - (3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road). Generally located between SW 26 Street to the north, SW 40 Street to the south, Hiatus Road to the west and Nob Hill Road to the east.)

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO. R 2000-210; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

Town Council approved the boundary plat known as Long Lake Estates II Plat by Resolution No. R 2000-210 on September 6, 2000.

Staff requests Town Council approve the amended Engineering Department comment 2e, staff recommendations and conditions on the planning report to strike the requirement to ~~reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road~~ and to now re-stripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street, in concert with the interoffice memo by John Doherty. This change was not referenced in the Town Council motion to approve.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve the resolution.

Attachment(s): Resolution with backup, Land Use Map, Subject Site Map, and Aerial.

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AMENDING THE CONDITIONS OF APPROVAL ASSOCIATED WITH RESOLUTION NO. R 2000-210; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Town Council approved the boundary plat known as Long Lake Estates II Plat by Resolution No. R 2000-210 on September 6, 2000; and

WHEREAS, the Town Council motion of September 6, 2000 did not include the revisions as noted in the memorandum from the Engineering Department; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the amended Engineering Department comment 2e, by striking the requirement to ~~reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road~~ and to now re-stripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street, staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: P 12-3-99
Long Lake Estates II

Revisions: January 4, 2001

Exhibit "A"

Original Report Date: September 6, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Multiple Owners
See EXHIBIT "A"

Agent

Name: MillerLegg & Associates, Inc.

Address:

Address: 1800 North Douglas Road
Suite 200

City:

City: Pembroke Pines, FL 33024

Phone:

Phone: (954) 436-7000

Background Information

Application Request: Approval of the proposed boundary plat.

Address/Location: 3201 Hiatus Road, 3304 Hiatus Road, and 3501 Nob Hill Road. Generally located between SW 26 Street to the north, Hiatus Road to the west and Nob Hill Road to the east.

Land Use Plan Designation: Residential (1 du/ac)

Existing Zoning: AG, Agricultural District and E, Estate District

Existing Use: Vacant, Single family residence with accessory structures

Proposed Use: The proposed plat restricts development to 454 single family lots.

Parcel Size: 454.553 acres (19,800,337 square feet)

Surrounding Land Use:

North: Crystal Grove development, Single family residences, Long Lake Estates I under construction
South: Robbins Park, Mystique Estates development, and single family residences
East: Forest Ridge Development, and Tree Tops Park
West: Majestic Grove development

Surrounding Zoning:

North: A-1, Agricultural District, R-1, Estate Dwelling District, E, Estate District
South: AG, Agricultural District, A-1, Agricultural District, R-1, Estate Dwelling District
East: RS, Recreation/Open Space District, PRD 3.6, Planned Residential Development
West: R-1, Estate Dwelling District

Zoning History

Related Zoning History: None

Previous Request on same property: None

Development Plan Details

Development Details:

The Applicant's SUBMISSION indicates the following:

1. The site area consists of approximately 19,800,337 square feet (454.553 acres) for the proposed development of 454 single family lots. The plat provides for a 100' access opening and a non-vehicular access line along the remaining portion of the west side of Hiatus Road, 80' access opening and a non-vehicular access line along the remaining portion of the east side of Hiatus Road and a 100' access opening on Nob Hill Road and a non-vehicular access line along the remaining portion of the east limits of the site.
3. A 20' Canal Maintenance easement and 50' Landscape Buffer easement along the west limits of the plat and 75' Canal easement and a 32' canal maintenance along the west limits of Parcel "A".

Summary of Significant Development Review Agency Comments

The Engineering Department has reviewed the plat, and is subject to the following requirements:

1. ~~Extend 20' recreational trail shown on north limits of Parcel "B", west of Hiatus Road.~~ (Applicant has resolved this comment with the Engineering Department.)

2. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Reconstruct Hiatus Road to a standard 24' two lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.
 - b. Construct right and left turn lane deceleration/storage lanes at approved access locations.
 - c. Construct 6' paved recreational trails and 10' unpaved equestrian trails within all trail easements/right-of-way parcels shown on the plat.
 - d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.
 - e. ~~Reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road.~~ Re-stripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street.

Applicable Codes and Ordinances

Land Development Code Section 12-360(B)(1) requires platting of those parcels of land which are not recorded in Broward County prior to June 4, 1953.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the planning area No. 2 generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by ~~Flamingo Road~~ Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is Located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

Flexibility Zone: The proposed plat is in Flexibility Zone 100.

Broward County Land Use Plan: None

Concurrency Considerations: Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.

Applicable Goals, Objectives & Policies: None

Staff Analysis/Findings of Fact

The proposed plat is compatible with the Comprehensive Plan and Land Development regulations as it relates to use, location, size, and access to the site.

Staff Recommendation

Recommendation: Staff recommends approval of the proposed plat subject to the following Engineering and staff comments being reflected on the plat prior to Town Council consideration:

1. Providing an executed Recreational Impact Fee Agreement.
2. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
3. ~~Extend 20' recreational trail shown on north limits of Parcel "B", west of Hiatus Road.~~ (Applicant has resolved this comment with the Engineering Department.)
4. The Developer shall construct the following improvements in accordance with Town of Davie standards prior to the issuance of any certificate of occupancy for structures within the development. **Prior to plat recordation**, a sufficient bond shall be posted with the Town of Davie to secure these improvements:
 - a. Reconstruct Hiatus Road to a standard 24' two lane rural cross-section adjusting or relocating the existing canal and guardrail configurations.
 - b. Construct right and left turn lane deceleration/storage lanes at approved access locations.
 - c. Construct 6' paved recreational trails and 10' unpaved equestrian trails within all trail easements/right-of-way parcels shown on the plat.
 - d. Reconstruct the intersections of Hiatus Road and Orange Drive to include a right turn lane on Hiatus Road.
 - e. ~~Reconstruct the intersection of Hiatus Road and SW 26 Street to include a right turn lane on SW 26 Street and a left turn lane on Hiatus Road.~~ Re-stripe the intersection of Hiatus Road and SW 26 Street to include the existing through/right and left turn lanes along SW 26 Street.

Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATION: Motion to recommend approval subject to the Planning Report (Motion carried: 4-1, Mr. Davis dissenting, August 23, 2000).

Mr. Davis dissenting vote was because the restrictive note on the plat reflected 454 single family lots and it was Mr. Davis' interpretation that the Developer committed to a reduced density under the "R1E" zoning district standards.

Exhibits

Resolution with backup, Land Use map, Subject Site map, Aerial.


Prepared By: _____

Reviewed By: _____

EXHIBIT "A"

Stefan H. Zachar, Jr., as personal representative of the estate of Dorothy L. Zachar
AND
Continental Citrus Corporation
c/o
GL Homes
1401 University Drive
Coral Springs, FL 33071

Town of Davie
Engineering Department
Inter Office Memorandum

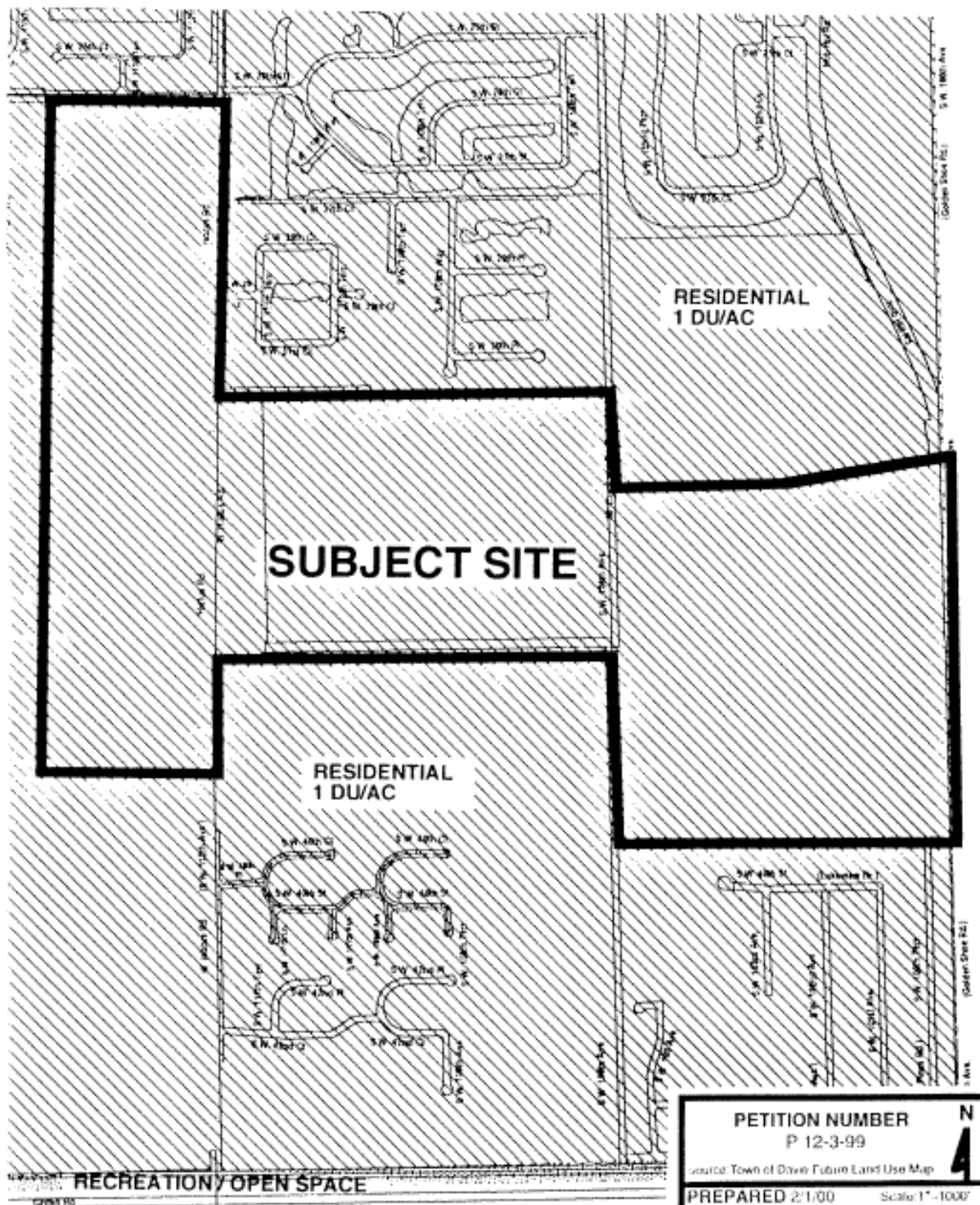
TO: Town Council, Tom Willi, Town Administrator &
Mark Kutney, Development Services Director
FROM: John Doherty, P.E., Interim Town Engineer 
DATE: September 6, 2000
SUBJECT: Long Lakes Estates II Plat Approval Planning Report
AGENDA ITEM 8.16, September 6, 2000 Council Meeting

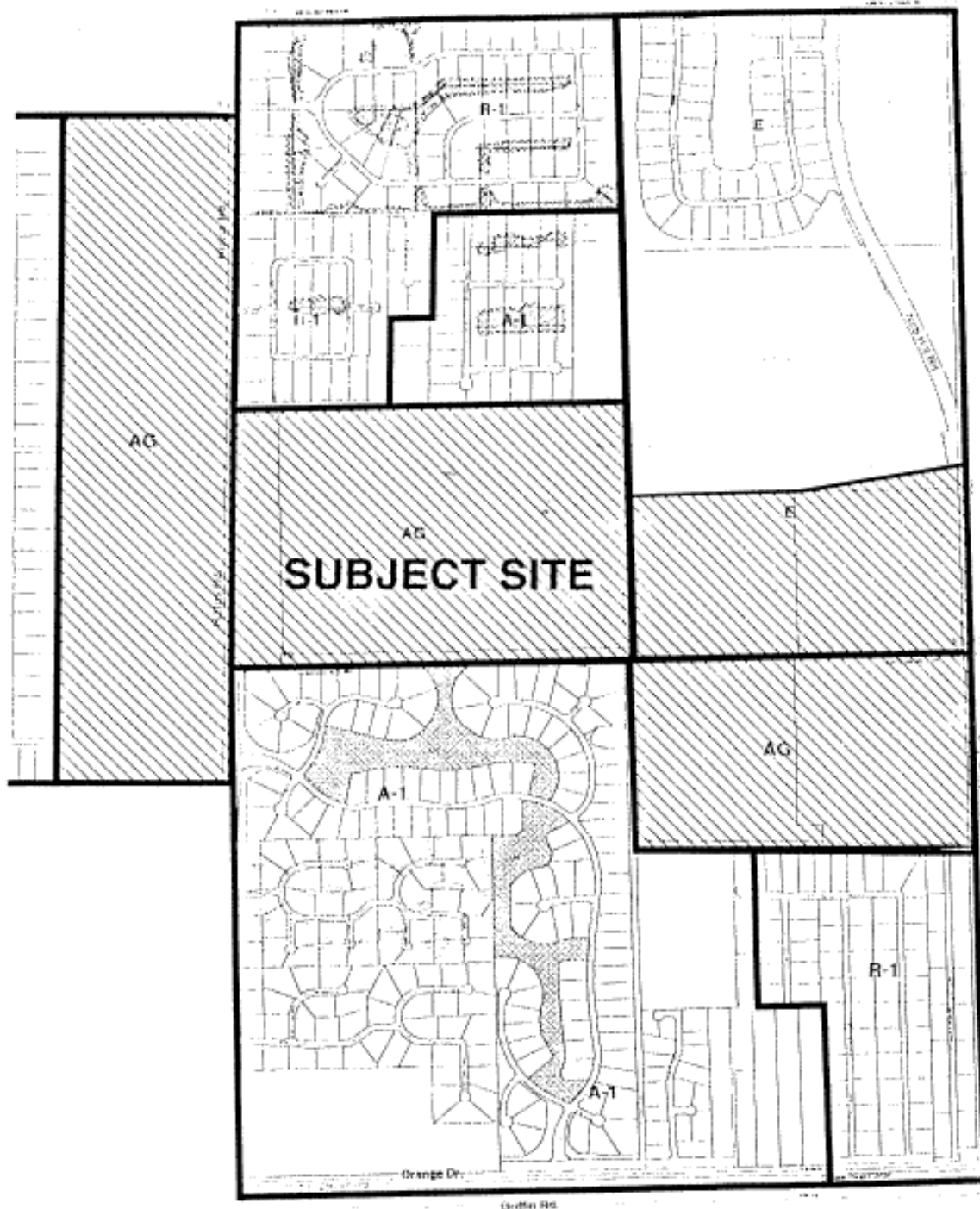
Please be advised, comment number 2e of the about referenced Planning Report has been revised as follows:

2e. Re-stripe the intersection of Hiatus Road and SW 26th Street to include the existing through/right and left turn lanes along SW 26th Street.

The comment has been revised due to an existing shared through/right turn lane on SW 26th Street and the results of an intersection analysis prepared by Kimley Horn and Associates, Inc. The existing shared through/right turn lane eliminates the need for an additional right turn lane on SW 26th Street. The intersection analysis indicates that the northbound (Hiatus Road) left turn movement will continue to experience an excellent level of service (LOS A) with the additional trips generated from this plat.

Please contact me with any questions or comments.





PETITION NUMBER	N
P 12-3-99	4
PREPARED 2/1/00	Scale: 1" = 1000'
BY THE PLANNING & ZONING DIVISION	

